



# HULMEVILLE BOROUGH

INCORPORATED 1872

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Members of Borough Council,

On February 15, 2023, during its regularly scheduled meeting, the Hulmeville Borough Planning Commission considered the Conditional Use Application of Superior Holdings LLC. The meeting was scheduled and held pursuant to section 603(c)(2) of the Municipalities Planning Code and 27-1107.C.1 of the Hulmeville Borough Zoning Ordinance.

The following Planning Commission Members participated: Dan Mandolesi, Nick Lodise, Doug Edge, John Cost, and Jeff Myers. Borough Staff participating were: William Wheeler, Zoning Officer; Amanda Fuller, Borough Engineer; and Thomas E. Panzer, Esq., Borough Solicitor. Participating for the Applicant: Eugene Lorenzetti, Owner of the Subject Property; Edward Murphy, Esq. Attorney for Applicant; Rob Cunningham, PE, Engineer for Applicant; Matthew Hammond, PE, Traffic Engineer for Applicant; Al DiFrancesco, Real Estate Consultant for Applicant.

The Chairman introduced the subject, the Applicant presented its application, the Planning Commission Members and Public asked questions of the Applicant, and the Planning Commission took the following action.

1. A Motion to recommend to the Borough Council that it GRANT the Conditional Use application of Superior Holdings, LLC, subject to conditions including:
  - a. Applicant submitting a transportation impact study (without which the Planning Commission is unable to address whether the proposed use is suitable in terms of effects on highway traffic and safety) per Zoning Ordinance §27-704.1.B(1) (generally required during the land development process).
  - b. Applicant is to confirm compliance with the Hulmeville Borough Zoning Ordinance where the sketch plan submitted does appear to reflect deviations from the Ordinance. February 8, 2023, Gilmore & Associates review incorporated by reference.
  - c. Applicant is to submit architectural drawings/renderings showing building materials, dimensions, color palettes, and the like which demonstrate that the proposed development will be in harmony with and appropriate in appearance with the existing or intended character of the general vicinity.
  - d. Applicant must demonstrate that the plan complies with all Borough Ordinances or accurately identify waivers therefrom.
  - e. Applicant shall consider constructing a second ingress/egress driveway for the development.

- f. Applicant shall consider improving the unimproved portion of Pennsylvania Avenue, in accordance with the Hulmeville Borough road standards.
- g. Applicant must demonstrate compliance with all Middletown Township Ordinances (a portion of the site is within Middletown Township).
- h. A title search shall be performed and the results submitted to the Borough for consideration at or before the Conditional Use hearing.
- i. Plans must be prepared following all requirements identified in the Hulmeville Borough Subdivision and Land Development Ordinance and the Neshaminy Creek Stormwater Management Ordinance for District "C". Any waivers must be listed in writing with the grounds therefore.
- j. Prior to approval of any land development plans, approvals, reviews, permits may be required from the following outside agencies:
  - i. Bucks County Planning Commission.
  - ii. Bucks County Conservation District.
  - iii. PADEP (NPDES permit).
  - iv. PADEP (sewage planning module approval or exception).
  - v. PennDOT (HOP).
  - vi. Hulmeville Municipal Authority (water/sewer).
  - vii. Hulmeville Borough Fire Marshal.
- k. Comply with the February 8, 2023, Gilmore & Associates, Inc. Conditional Use Application-First Review and February 8, 2023, Gilmore & Associates, Inc. Conditional Use General Review Comments.
- l. Comply in all other respects with the Municipalities Planning Code and Hulmeville Borough Ordinance with regard to land development.

The above motion passed 5-0-0. Therefore, the Hulmeville Borough Planning Commission recommends to Hulmeville Borough Council that the Conditional Use be Granted with the conditions outlined above.

Hulmeville Planning Commission  
Daniel Mandolesi, Chair